



Petition Number:	1507-SPP-16
Subject Site Address:	Northeast Corner of SR32 and US31
Petitioner:	Westfield-Washington School and Riverview Hospital by City of Westfield
Request:	Primary Plat approval consisting of 4 lots
Current Zoning:	Junction PUD District / SF3: Single-Family Medium Density District
Current Land Use:	Institutional / Vacant
Approximate Acreage:	16.3 acres+/-
Exhibits:	1. Department Report 2. Location Map 3. Primary Plat
Property History:	1406-PUD-09 PUD District Ordinance 14-22 (07/14/14)
Staff Reviewer:	Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 16.3-acre +/- site is located on the northeast corner of State Road 32 and U.S. Highway 31 (see **Exhibit 2**). The request is for approval of a Primary Plat (see **Exhibit 3**) for four (4) lots.

The applicable zoning district for the majority of the property is the Junction PUD District, pursuant to Ordinance No. 14-22 adopted by the Council on July 14, 2014, which established an underlying zoning district of the GB: General Business District. The remainder of the property is zoned the SF3: Single-Family Medium Density District.

This Primary Plat is primarily intended to facilitate the subdivision of the property to accommodate Lot 1 (Riverview Hospital lot) and Lot 3 (includes the existing water facility to be transferred to Citizens Westfield). Any development of the property will be further reviewed at the time of each individual Lot's Detailed Development Plan.



The petition was reviewed by the Technical Advisory Committee at its June 23, 2015, meeting. This petition was properly noticed and received a public hearing at the Plan Commission's July 6, 2015, meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The Primary Plat complies.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.5)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.



- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DISTRICT STANDARDS

The plans comply with Article 4.6 (SF3 District), as applicable to a Primary Plat.

- 20) Minimum Lot Area: 12,000 square feet
- 21) Minimum Lot Frontage: 50 feet
- 22) Minimum Building Setback Lines:
 - a) Front Yard: 20 feet
 - b) Side Yard: 10 feet
 - c) Rear Yard: 30 feet
- 23) Minimum Lot Width: 80 feet

The plans comply with the PUD Ordinance (Section 4) and Article 4.16 (GB District).

- 24) Minimum Lot Area: No minimum
- 25) Minimum Lot Frontage: 80 feet
- 26) Minimum Building Setback Lines:
 - a) Front Yard: No minimum
 - b) Side Yard Abutting Street: No minimum
 - c) Side Yard Internal: No minimum
 - d) Side Abutting Residential: 15 feet
 - e) Rear Yard: No minimum
- 27) Minimum Lot Width: No minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat. These will be further reviewed at the time of each individual Lot's Detailed Development Plan.

- 28) Architectural Standards (Article 6.3)
- 29) Building Standards (Article 6.4)
- 30) Landscaping Standards (Article 6.8)
- 31) Lot Standards (Article 6.10)
- 32) Setback Standards (Article 6.16)
- 33) Vision Clearance Standards (Article 6.19)
- 34) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply, as applicable to a Primary Plat. These will be further reviewed at the time of each individual Lot's Detailed Development Plan.

- 35) Block Standards (Article 8.1)
- 36) Easement Standards (Article 8.3)
- 37) Monument and Marker Standards (Article 8.5)
- 38) Open Space and Amenity Standards (Article 8.6)
- 39) Pedestrian Network Standards (Article 8.7)
- 40) Storm Water Standards (Article 8.8)
- 41) Street and Right-of-Way Standards (Article 8.9)
- 42) Street Light Standards (Article 8.10)
- 43) Street Sign Standards (Article 8.11)
- 44) Surety Standards (Article 8.12)
- 45) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

46) The Primary Plat complies with the applicable zoning ordinances.

47) **Required Action:**

The Department recommends approving the Primary Plat as presented.

48) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.